

029902

WARRANTY DEED  
Statutory Short Form

KAROLEE S. WALKER, f/k/a KAROLEE S. RICHARDSON, of Kennebunk, York County, State of Maine, for consideration paid, grant to DANIEL FLOURDE of Waterville, Kennebec County, Maine, whose mailing address is 100 College Avenue, Waterville, Maine 04901, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows; to wit:

TRANSFER  
TAX  
PAID THE UNIT known and designated as Unit 205 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011 as revised by Plat dated August 30, 1987 and recorded in Plan File #E-87221. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds in Book 2769, Page 33, and the same is incorporated by reference herein. This Declaration was amended by First Amendment dated February 18, 1986 and recorded in said Registry in Book 2914, Page 265, by Second Amendment dated July 7, 1987 and recorded in said Registry in Book 3189, Page 42, and by Third Amendment dated November 5, 1987 and recorded in said Registry in Book 3272, Page 165. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017 as amended in Plan File #E-86020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the same premises acquired by Karolee Richardson, n/k/a Karolee S. Walker by Warranty Deed from F S D Associates, Inc. dated February 13, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2773, Page 237.

WITNESS my hand and seal this 19 day of December, 1988.

Signed, Sealed and Delivered  
in the presence of:

*[Signature]*

*Karolee S. Walker*  
KAROLEE S. WALKER f/k/a  
KAROLEE S. RICHARDSON

STATE OF MAINE  
COUNTY OF Kennebec

Dated: December 19, 1988

Then personally appeared the above named KAROLEE S. WALKER f/k/a KAROLEE S. RICHARDSON and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*[Signature]*  
Notary Public  
Print Name

LINDA B. GIFFORD  
MY COMMISSION EXPIRES  
NOVEMBER 5, 1989

RECEIVED KENNEBEC CO.

1988 DEC 20 AM 9:00

FILED *[Signature]*  
REGISTER OF DEEDS